



Coed Sychnant Gwynedd

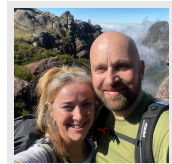
A unique opportunity to purchase a flat, conifer and broadleaf regenerated woodland right in the heart of Parc Genedlaethol Eryri, Snowdonia National Park. Coed Sychnant offers a place for quietly enjoying this superb area, with superb access to Tomen y Mur Roman Amphitheatre, the Rhinogydd mountains and is in a great location for exploring wild Wales.

Details

Price: £35,000 Freehold
Location: Trawsfynydd, Gwynedd
Size: Just over 2 acres for sale
OS Landranger: OS No 124
Grid ref: SH 707 391
Nearest post code: LL41 4RE

Local manager

Ash Charlwood and Helen Iles
 07901 718474
ashandhelen@woodlands.co.uk



Description
<p>This is a small woodland based right in the heart of Eryri, Snowdonia. The land extends to approximately 2 acres of mixed broadleaf and conifer woodland which has been sporadically managed over the years. Trees on Coed Sychnant include Rowan, Ash, Larch, Willow and Oak.</p> <p>The woodland is a mix of dry and wetland throughout the year. The land benefits from a stock fence external boundary. There is a small pull in area suitable for a car, or 4x4 vehicle. This is currently secured with a lock, a key will be given to owners upon purchase.</p> <p>The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.</p>
Trees
<p>This diverse piece of land features a mix of broadleaf and conifer trees, such as Rowan, Ash, Larch, Willow, and Oak, showcasing the rich natural variety within its borders. The woodland has seen occasional management over time, which adds to its natural charm and ecological value.</p>
Wildlife
<p>Sychnant and the surrounding area is a typical Welsh upland countryside, there is a diverse amount of birdlife including Buzzards and Red Kites. Within the woodland there are many smaller birds including black birds and sparrows.</p> <p>Larger animals include various small mammals such as mice and shrews. The small water courses could be developed into wonderful water habitats.</p> <p>With some considered management the woodland could become a haven for a much wider bio diversity.</p>
Features
<p>Coed Sychnant is a mostly flat woodland.</p> <p>To the north of the gate/parking area there is a small rise, to the south everything is predominantly flat.</p> <p>It has one main small water course running through it, but also has other small areas of wetland. There are some mature trees and a lot of re-generation.</p> <p>There is a (very quiet) public footpath which runs through the woodland. In practice most people use the track outside the woodland.</p>
Access, tracks and footpaths
<p>Access to the land is via a good quality stone track which enables year round access to the land. A field gate enables access from the track into the wood. A public footpath runs though the land from the north to south.</p>
Rights and covenants
<p>The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.</p>
Activities
<p>Situated in the heart of southern Eryri, Snowdonia Coed Sychnant is close to many outdoor activities.</p> <p>Very close is Llyn Trawsfynydd Lake where there are fishing and boating activities.</p> <p>Within a few miles is Coed Y Brenin centre, famous for mountain biking, running, walking and nature.</p> <p>The mountains to the south west are the little visited but gorgeous Rhinogydd. From the tops there are the best views over the park.</p> <p>The nearest towns are Trawsfynydd and Dolgellau. Small traditional Welsh towns that have numerous live music events through the year.</p> <p>Cycling details can be found herehttp://www.trawslake.com/activities/cycling and details of local camping can be found here: https://www.pitchup.com/campsites/Wales/North-Wales/Gwynedd/Trawsfynydd/cae-gwyn-farm-and-nature-reserve/?TCID=PDS-7170000084655966</p>
Local area and history

Coed Sychnant is situated next to historically important Tomen Y Mur Roman Amphitheatre (78 A.D.) and the Sarn Helen Roman Road. Details can be found here:

https://www.roman-britain.co.uk/places/tomen_y_mur/

The whole area is rich in ancient history, from Carreg Idris to Castell y Bere. Lots of details can be found on the Parc Eryri, Snowdonia National Park page here:

<https://eryri.gov.wales/discover/history-and-heritage/>

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Directions Coed Sychnant:

The wood is part of a larger wood just off the A470. The nearest address is Sychnant Road, LL41 4RE, Gwynedd.

From the **north** head for Blaenau Ffestiniog, then follow signs towards Trawsfynydd. At the junction of the A487 and A470 head south towards Dolgellau. After 250m (850ft) after a layby on your left, there is a white house. Turn left onto a small road which passes underneath a bridge (beware the 9ft height restriction*).

From the **south** head for Dolgellau, and then Trawsfynydd. Pass Trawsfynydd, then 4.5km (2.8 miles) on the right just between two laybys, there is a white house (it is opposite a green highway sign). Turn right here, under the railway bridge (beware the 9ft height restriction*).

Once you've taken this turn under the bridge, follow the road for 1600m (1 mile). Turn left on a small track that leads into the woodlands. The Woodlands are on the right hand side of the track.

PLEASE NOTE:

For visiting we suggest you park at [52.932205, -3.922575](https://www.google.com/maps/place/52.932205,-3.922575), <https://maps.app.goo.gl/pTQxcHo1PMyMJVxg6> and walk into the woodland via the stile by the large 'Woodlands For Sale' sign. See the photos and wood maps for more details.

Please be aware that all these tracks are used regularly, park with consideration of others.

*if you are restricted by height (9ft) there is another entrance from the north. The turning is off the Blaenau Road (A470). It is an unmarked turning, next to a pylon, there is a red triangular sign warning of a height restriction in 2 ½ miles. This is located at <https://maps.app.goo.gl/h44K436SedmZdiTo8>. Once on this road, follow it for 600m then bear right. Follow this track for a further 2km. The woodland is next to the tall radio mast.

Please feel free to contact us if you have any questions.

Boundaries:

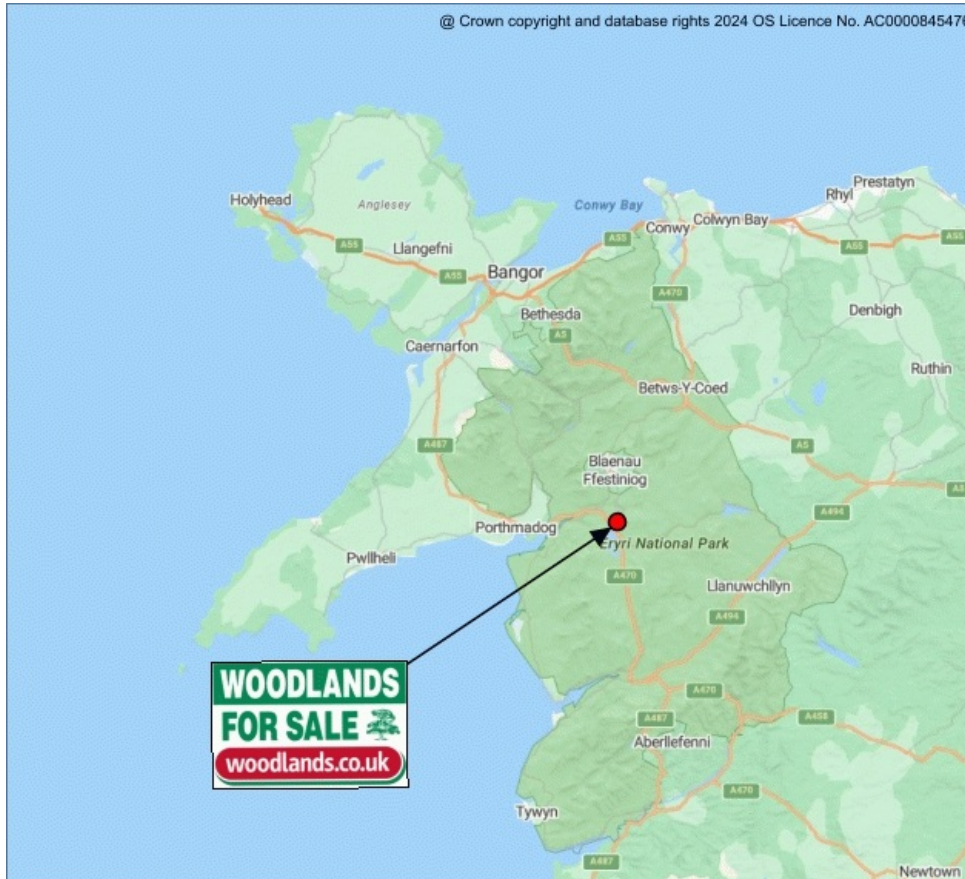
The boundaries are marked in green, or are clearly defined by track and fencelines.

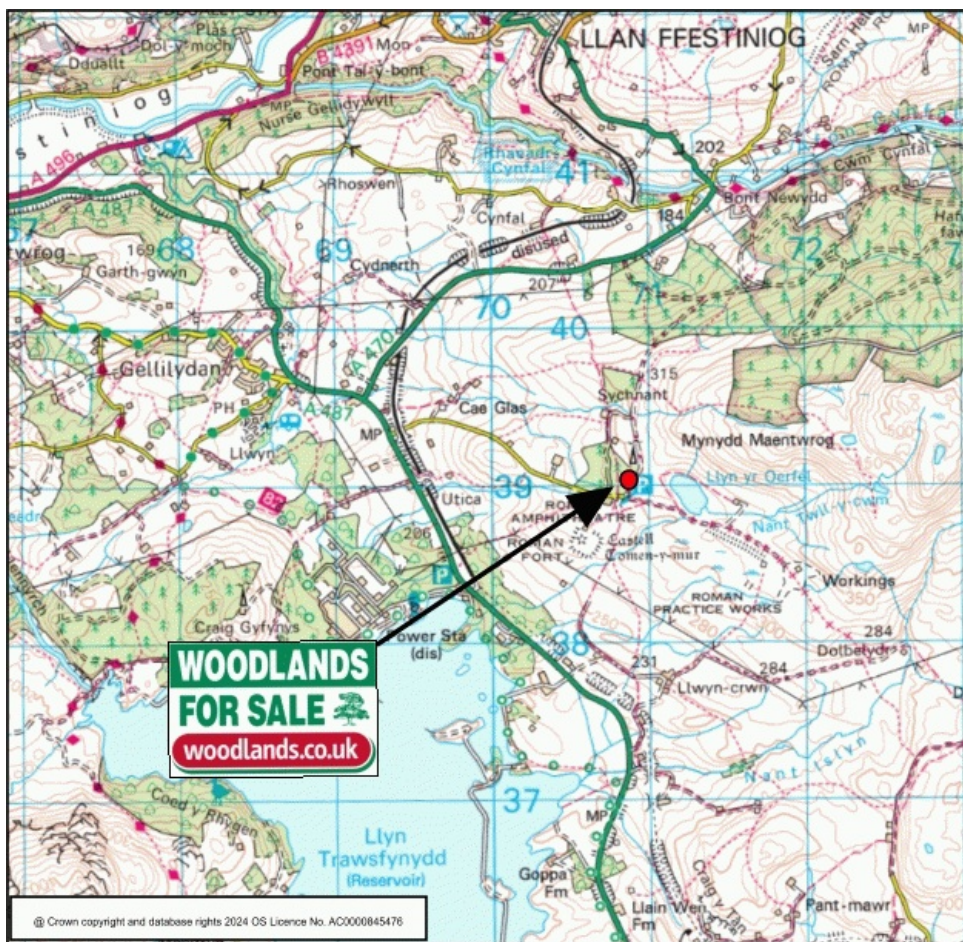
To the north, there are two boundary marker posts next to Sychnant Farm. Out of respect to the family here please do not pass into their farmland.

To the south the boundary is the fenceline that runs parallel with the small water course.

To the east the boundary is the fence line, to the west it is the fenceline running parallel to the farm track.

Responsibility for maintenance of the boundaries lies with the Coed Sychnant.







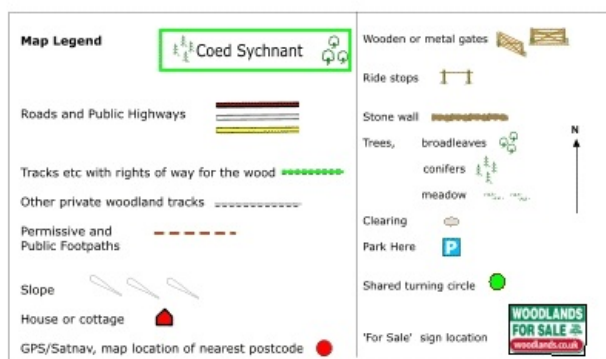
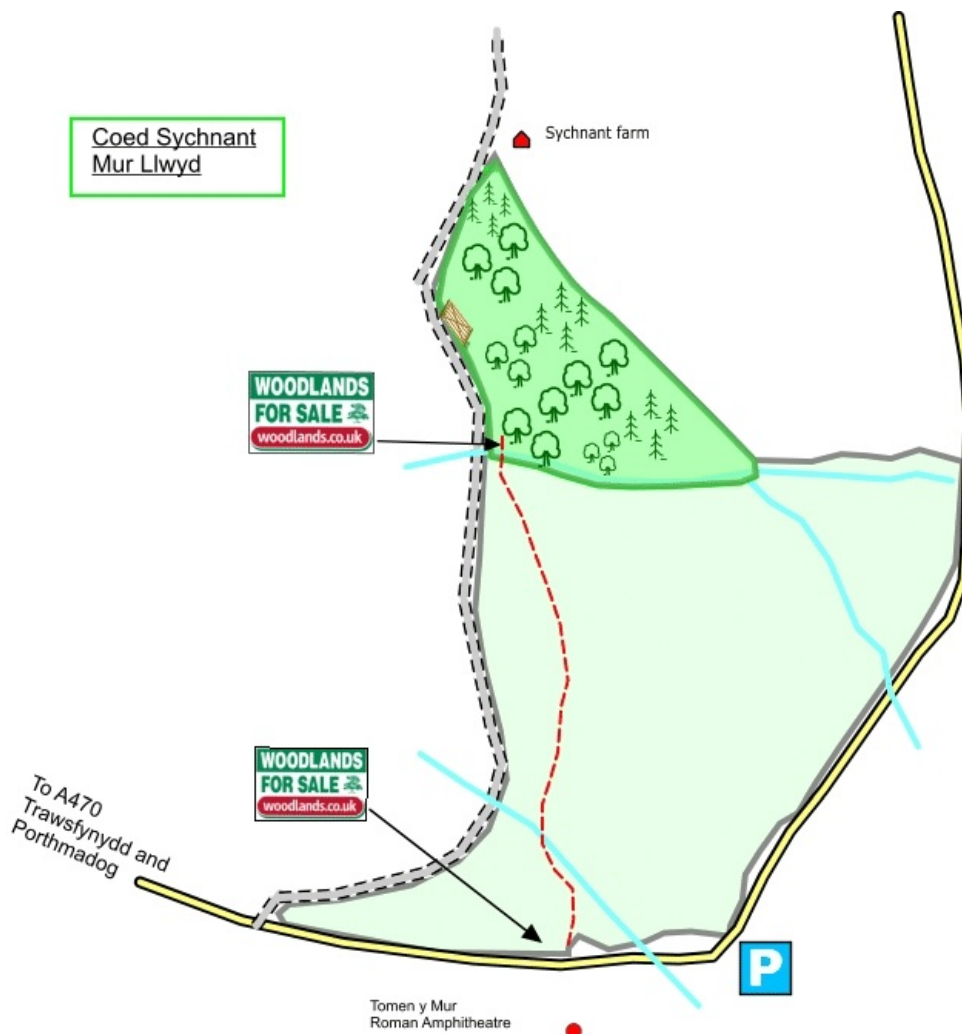
Sychnant farm



Bench



Map Legend	
Coed Sychnant	Wooden or metal gates
Roads and Public Highways	Ride stops
Tracks etc with rights of way for the wood	Stone wall
Other private woodland tracks	Trees, broadleaves
Permissive and Public Footpaths	conifers
Slope	meadow
House or cottage	Clearing
GPS/Satnav, map location of nearest postcode	Park Here
	Parking Space
	'For Sale' sign location



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.